



Presents “*Exponential Insights*”



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At a Glance:

Properties currently under contract = 11

Properties awaiting building permits = 126

Properties SOLD over last 30 days = 5

Properties scheduled to sell in next 30 days = 7



WELCOME

“Exponential Insights” Newsletter: *Goodbye Summer — Hello Fall*

The Future Looks Bright!

First, let's start with an update on building permits. The Welcome section of July's edition of *Exponential Insights* outlined the recent difficulties we, as well as all other developers have been having getting building permits from the City. This has been due, in large part to a new requirement in the approval process for a utility plan approval from the Philadelphia Water Department (PWD). Over the past two weeks we have seen some improvement in PWD turnaround times and as a result building permit approvals. Since August 2nd, we have received 12 building permits from the city, which is good. We will continue to press hard everyday to get more approved permits through the pipeline.

As we move closer to Labor Day weekend and the kids get back to school, the Eagles get back on the field as defending Super Bowl Champions, we at V2 Properties are getting ready for the fall real estate market. We are in a great position as we have 14 houses currently on the market and another nine that will be 100% com-

pleted by early September. That 's a total of 24 houses that we can offer prospective home buyers.

We are looking forward to a solid fall market, which is great, but we are also looking ahead to the 2019 spring real estate market. The reason we are so focused on getting building permits now and into September is those late summer, early fall permits constitute our inventory of houses for early next year. The houses that we start building in September will be 100% complete and on the market by March, 2019...assuming we get a little cooperation from mother nature this winter!

Enjoy the last few weeks of summer, in just a few months we will all be wishing for warm weather again!



Vince Viney
FOUNDER & CEO



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CONTACT

Want to find Your Property?

- Go to "Edit Tool Bar"
- Select 'Find'
- Enter Address & hit Next



IN THE NEWS

- <https://www.bloomberg.com/news/articles/2018-08-07/philadelphia-leads-the-u-s-in-wage-growth>

Bloomberg

Philadelphia is leading the way nationally when it comes wage growth in U.S. cities. Check out the article to the left to learn more how that helps our great city!

A very interesting article outlining historic districts across the city, some may surprise you, check out the article to the right to learn more.

- <https://philly.curbed.com/maps/philadelphia-historic-districts>



- <https://www.phillyvoice.com/philadelphia-property-data-10-year-tax-abatement-real-estate-policy-city-controller/>



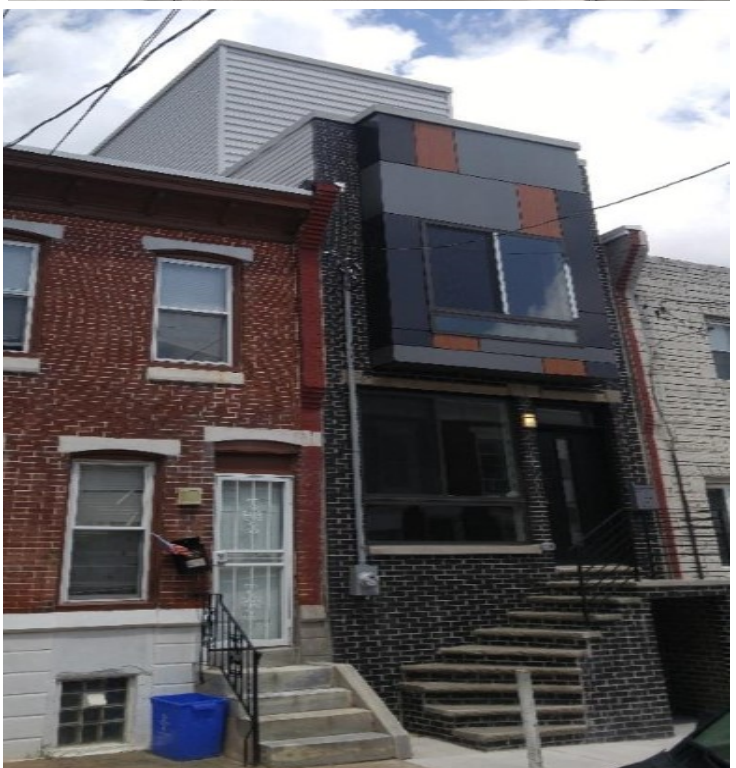
More facts and figures about the city's 10 year tax abatement program. Check out the article to the left to read more about the positive and negative impacts to the city.



V² Properties proudly presents:

The Featured Property of the Month!

Located in one of the hottest zip codes in the country, Point Breeze, **2017 McClellan Street** is a beautiful house. It features stainless steel appliances, alarm system, finished basement and a third floor wine bar!



WHERE ARE OUR PROJECTS





PHASE ONE

Property Addresses (click on address to see pictures)

EXPECTED COMPLETION: When a home is in this phase it is approximately 4.5 months away from being listed for sale.

Phase One Description: After a building permit is obtained from the City of Philadelphia, the lot is cleared and excavation is completed. The footers and foundation are poured and as soon as the foundation is set, framing begins. Framing is complete when exterior doors and windows are installed.

- [522 Mercy Street](#)
- [607 Hoffman Street](#)
- [1208 N. 24th Street](#)
- [1529 S. Lambert Street](#)
- [1732 N. Lambert Street](#)
- [1734 N. Lambert Street](#)
- [1736 N. Marshall Street](#)
- [1744 S. Dorrance Street](#)
- [1752 W. Seybert Street](#)
- [1845-47 N. 6th Street](#)
- [1912 Fernon Street](#)
- [1920 Fernon Street](#)
- [1922 S. Lambert Street](#)
- [1946 E Harold Street](#)
- [2031 Sigel Street](#)
- [2051 Fernon Street](#)
- [2126 S. 5th Street](#)
- [2145 N. Randolph Street](#)
- [2347 N. Hancock Street](#)
- [2524 W. Oxford Street](#)
- [2525 Salmon Street](#)
- [2526 W. Oxford Street](#)
- [2528 W. Oxford Street](#)

PHASE TWO

Property Addresses (click on address to see pictures)

EXPECTED COMPLETION: When a home is in this phase it is approximately 3 months away from being listed for sale.

Phase Two Description: After framing is complete the roof deck is weatherproofed. At this point, the house is sealed and rough-in mechanicals (HVAC, Plumbing, Electric and Sprinklers) are installed. Phase two is considered complete after insulation and drywall are installed, along with some additional exterior work.

- [435 Manton Street](#)
- [725 Mercy Street](#)
- [729 Mercy Street](#)
- [1214 N. 30th Street](#)
- [1325 S. Colorado Street](#)
- [1513 S. Lambert Street](#)
- [1522 S. Lambert Street](#)
- [1618 N. 3rd Street](#)
- [1948 E. Harold Street](#)
- [2129 Tasker Street](#)
- [2133 S. Opal Street](#)

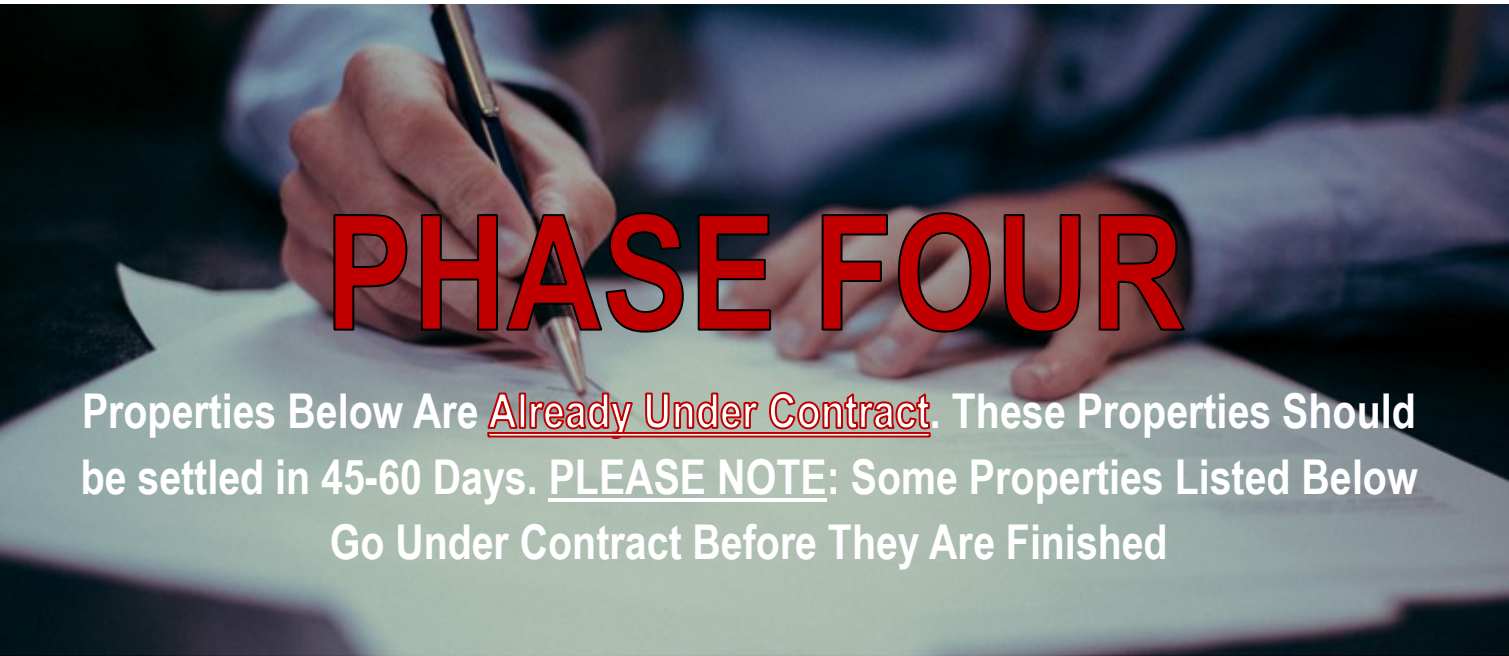
PHASE THREE

Property Addresses (click on address to see pictures)

EXPECTED COMPLETION: When a home is in this phase it is approximately 30-45 days away from being listed for sale.

Phase Three Description: After drywall has been installed we into all finish work, this starts with trim & tile work. The house is painted, hardwood floors are installed as well as kitchen cabinets and granite countertops. All of the mechanical trades complete their finish work during this time. After this, final steps are to install appliances, a final painting and the house is cleaned. Done!

- [441 Dudley Street](#)
- [443 Dudley Street](#)
- [521 Dudley Street](#)
- [525 Dudley Street](#)
- [604 Dudley Street](#)
- [730 Jefferson Street](#)
- [905 N 30th Street](#)
- [1241 N. 19th Street](#)
- [1306 N. Dover Street](#)
- [1509 Ridge Ave](#)
- [1902 E. Cumberland Street](#)
- [1919 E. Arizona Street](#)
- [1929 E Letterly Street](#)
- [2040 N. 3rd Street](#)
- [2225 S 5th Street](#)
- [2319 Pierce Street](#)
- [2440 W. Jefferson Street](#)
- [2613 Potter Street](#)
- [2626 E Harold Street](#)



PHASE FOUR

Properties Below Are Already Under Contract. These Properties Should be settled in 45-60 Days. PLEASE NOTE: Some Properties Listed Below Go Under Contract Before They Are Finished

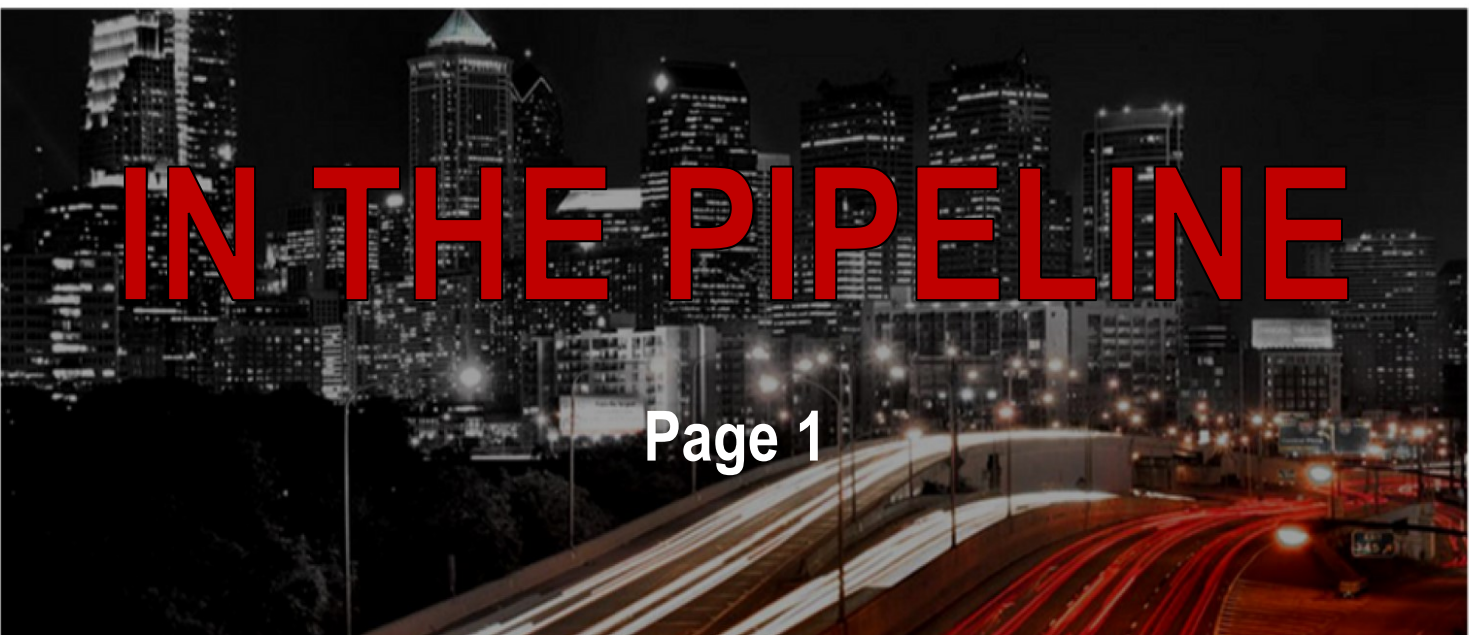
- 725 Mercy Street
- 729 Mercy Street
- 1235 S Bucknell Street
- 1420 N. Myrtlewood Street
- 2046 E York Street
- 2328 Collins Street



PHASE FOUR

Property Listed Below are On The Market, But Not Under Contract. We Expect to Have These Properties Under Contract in The Next 30-45 Days.

- 224 W. Wildey Street
- 608 McKean Street
- 627 Cantrell Street
- 721 Winton Street
- 727 Winton Street
- 742 W Master Street
- 1020 S 2nd Street
- 1258 S 28th Street
- 2017 McClellan Street
- 2162 E Gordon Street
- 2834 Agate Street
- 3356 Agate Street

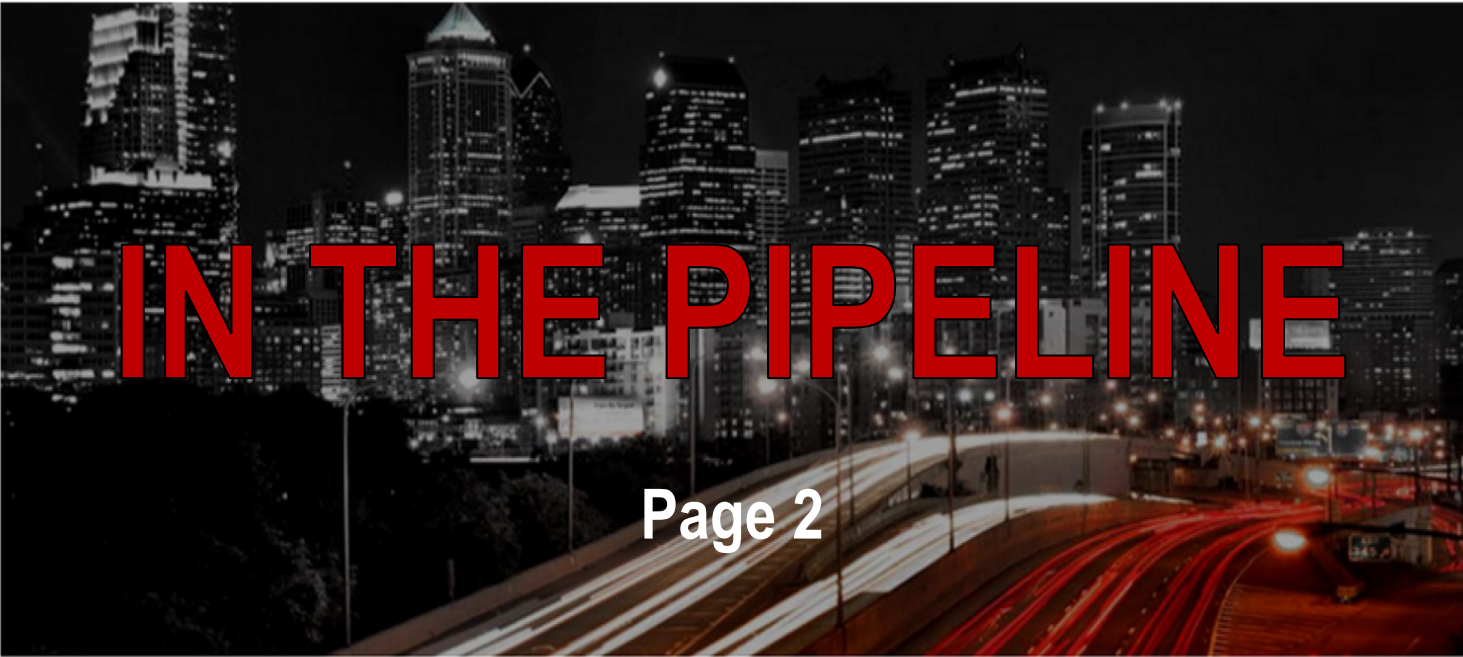


IN THE PIPELINE

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Upcoming Building Permits

- 220 Cecil B. Moore Ave
- 228 Manton Street
- 231-233 E Johnson Street
- 431 W. Berks Street
- 519 Hoffman Street
- 812 Diamond Street
- 538 Mercy Street
- 619 Dupont Street
- 722 Daly Street
- 955 N. 43rd Street
- 1039 S. Randolph Street
- 1121 Earl Street
- 1230 E. Oxford Street
- 1232 S. 23rd Street
- 1233 S. Bucknell Street
- 1239 S. 17th Street
- 1254 N. Burns Street
- 1258 S. 28th Street
- 1275 S. Ringgold Street
- 1305 N. Myrtlewood Street
- 1311 N. Myrtlewood Street
- 1339 N. Randolph Street
- 1400 S. 24th Street
- 1400 S. 27th Street
- 1419 Poplar Street
- 1434 S. Ringgold Street
- 1507 N. 27th Street
- 1512 S. 25th Street
- 1514 N. 27th Street
- 1517-23 Stillman Street
- 1524 W. Stiles Street
- 1527 S. Lambert Street
- 1527 N. 9th Street
- 1531 N. 9th Street
- 1538 N. 7th Street
- 1546 S. Capitol Street
- 1547 S. Capitol Street
- 1556 S. Capitol Street
- 1611 W. Flora Street
- 1615 S. 21st Street
- 1622 S. 6th Street
- 1700 N. Marshall Street
- 1711 N. Marshall Street
- 1716 Reed Street
- 1717 W. Seybert Street
- 1719 N. 27th Street
- 1726 S. 20th Street
- 1726 N. Lambert Street
- 1728 N. Lambert Street
- 1731 W. Harper Street
- 1737 N. Marshall Street
- 1746-48 Waterloo Street
- 1750 N. Lambert Street
- 1752 N. Lambert Street
- 1752 N. 27th Street
- 1756 N. Lambert Street
- 1760 N Lambert Street



IN THE PIPELINE

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- 1805 E. Albert Street
- 1816 E. Lehigh Street
- 1900 E. Cumberland Street
- 1912 E. Harold Street
- 1914 N. Leithgow Street
- 1920 E. Arizona Street
- 1925 N. Marshall Street
- 1927 W. Diamond Street
- 1937 Fountain Street
- 1940 S. 6th Street
- 1945 E Harold Street
- 1951 N. Darien Street
- 2012 N. Randolph Street
- 2021 N. Lawrence Street
- 2022 Kimball Street
- 2019 E. Huntingdon Street
- 2047 N. 9th Street
- 2057 E. Sergeant Street
- 2059 Rush Street
- 2067 E. Birch Street
- 2073 Clementine Street
- 2077 Clementine Street
- 2089 Clementine Street
- 2108 N. 3rd Street
- 2113 E. Stella Street
- 2118 Sigel Street
- 2120 E. Commissioner Street
- 2120 Bellmore Street
- 2125 E. Orleans Street
- 2128 E. Monmouth Street
- 2128 Birch Street
- 2129 N. 5th Street
- 2131 N. 10th Street
- 2131 N. Reese Street
- 2132 McClellan Street
- 2137 N. Darien Street
- 2146 E. Monmouth Street
- 2151 N. Reese Street
- 2153 N. 19th Street
- 2216 Willder Street
- 2241 Pierce Street
- 2245 & 2247 Wilder Street
- 2316 E. Fletcher Street
- 2318 E. Fletcher Street
- 2320 E. Fletcher Street
- 2322 E. Fletcher Street
- 2339 N. 10th Street
- 2444 Ingersoll Street
- 2506 W. Master Street
- 2508 W. Oxford Street
- 2510 W. Master Street
- 2514 W. Oxford Street
- 2525 W. Oxford Street
- 2529 W. Oxford Street
- 2529 Ingersoll Street
- 2530 Amber Street
- 2533 W. Oxford Street
- 2616 Collins Street
- 2644 E. Cambria Street
- 2705 W. Stiles Street
- 2715 W. Thompson Street
- 2838 Agate Street
- 2859 Amber Street
- 2925 W. Master Street
- 2942 W. Master Street
- 3010 Janey Street
- 3137 Wharton Street
- 4736 Sheldon Street
- 4741 Fowler Street

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